

That the right of renewal herein given is subject to the Lessee having complied with all the terms and conditions of this Lease Agreement; otherwise, the right to renew shall not be available to said Lessee.

Lessee shall be allowed to enter the premises fifteen days prior to the first day of terms for the purpose of setting the store building in order so that operation can commence on said first day.

#### RENT

1. The Lessee shall pay to the Lessors as rent for said premises the sum of \$4,200.00 per annum, in monthly installments of \$350.00 in advance on the first day of each and every month during the term hereof.

2. Lessors warrant and represent that the use of the premises and parking areas in connection therewith for a shoe store and purposes related to a shoe store is not in violation of any law, order, ordinance, requirement, or regulation of any governmental authority, and there are no restrictions in the title to said premises and parking areas prohibiting such use.

#### INSURANCE

3. Lessee shall maintain during the term of this Lease, or any renewal or extension thereof, in full force and effect public liability insurance for its own protection against injuries, accidents, or cause for action, of every nature and kind whatsoever that may arise from the use and occupation of said premises by said Lessee. Said insurance shall be with limits of